141.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,000 / 828,000
					USE VALUE:	828,000 / 828,000
					ASSESSED:	828,000 / 828,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
238		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHULER STEPHEN W & MARIE C
Owner 2:	
Owner 3:	
Street 1:	238 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1777 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5249.000	361,800	4,200	462,000	828,000
Total Card	0.121	361,800	4,200	462,000	828,000
Total Parcel	0.121	361,800	4,200	462,000	828,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.90 /Parcel: 465.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 91000

GIS Ref

GIS Ref

Insp Date 10/30/08

!10929!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	361,800	4200	5,249.	462,000	828,000		Year end	12/23/2021
2021	101	FV	351,400	4200	5,249.	462,000	817,600		Year End Roll	12/10/2020
2020	101	FV	357,600	4200	5,249.	462,000	823,800	823,800	Year End Roll	12/18/2019
2019	101	FV	280,200	4200	5,249.	433,100	717,500	717,500	Year End Roll	1/3/2019
2018	101	FV	280,200	4200	5,249.	358,000	642,400	642,400	Year End Roll	12/20/2017
2017	101	FV	280,200	4200	5,249.	329,200	613,600	613,600	Year End Roll	1/3/2017
2016	101	FV	280,200	4200	5,249.	300,300	584,700	584,700	Year End	1/4/2016
2015	101	FV	265,200	4200	5,249.	294,500	563,900	563,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:36:42

LAST REV

Date	Time
01/25/18	18:42:35
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12520-382		9/13/1973		32,000	No	No	N	

USER DEFINED

Prior Id # 1:	91000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2005	400	Re-Roof	7,000					
3/4/1998	110	Redo Kit	15,000					REM/KIT ADD 1/2 BA

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2008	Meas/Inspect	189	PATRIOT
4/11/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5249		Sq. Ft.	Site		0	80.	1.10	9									461,975						462,000	

Total AC/HA:	0.12050	Total SF/SM:	5249	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	461,975	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27949643
Const Adj.:	0.98990101
Adj $ / SQ:	170.988
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491584
Depreciation:	129778
Depreciated Total:	361806

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

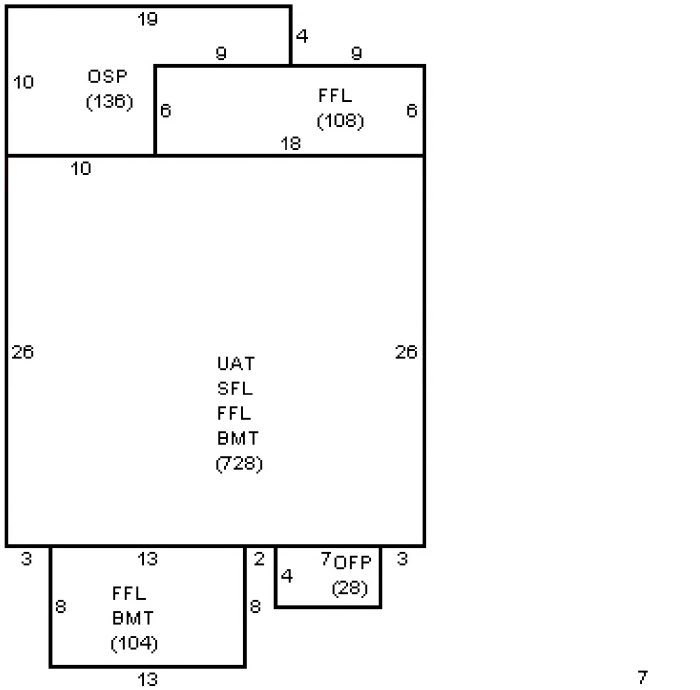
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.09
Special Features:	0	Val/Su Net:	127.13
Final Total:	361800	Val/Su SzAd	216.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	940	170.990	160,728
BMT	Basement	832	51.300	42,679
SFL	Second Floor	728	170.990	124,479
UAT	Upper Attic	182	99.170	18,049
OSP	Screen Porch	136	31.180	4,240
OFP	Open Porch	28	43.560	1,220

Net Sketched Area:	2,846			Total:	351,395
Size Ad	1668	Gross Area	3392	FinArea	1777

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	18	A	AV	1990	54.86	T	23.2	101			800			800
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	4,200	Total Special Featues:	
				Total:	4,200

IMAGE

AssessPro Patriot Properties, Inc